



# DOVECOTE VIEW

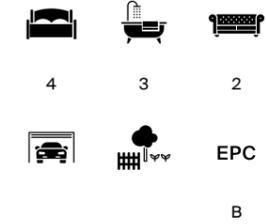
Haddington, East Lothian, EH41

DOVECOTE VIEW



## A BEAUTIFULLY PRESENTED MODERN HOME IN A PEACEFUL RESIDENTIAL SETTING

Offering elegant living spaces, bespoke finishes, and thoughtfully landscaped gardens.



Local Authority: East Lothian Council  
Council Tax band: G  
Tenure: Freehold

Offers Over: £475,000

## DESCRIPTION

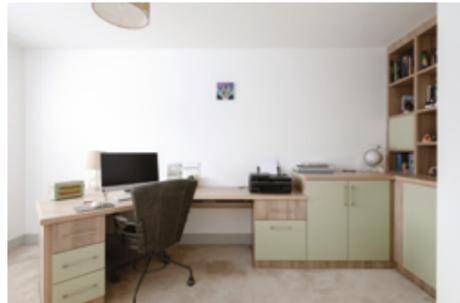
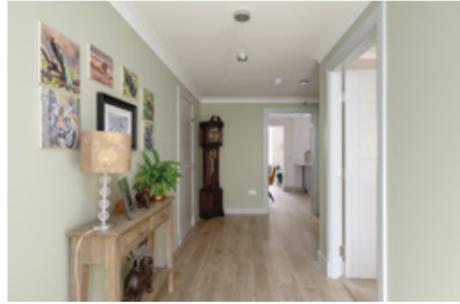
Situated within a desirable cul-de-sac, this immaculately maintained home combines contemporary living with a convenient layout ideal for both family life and entertaining. From the private driveway, the property opens into an inviting and generous hall.

The ground floor centres around an impressive kitchen and dining space, which flows naturally into the garden room, which enjoys wonderful views and access to the rear garden. A separate sitting room offers a generous separate space, while a utility room and guest WC provide further practicality. Internal access to the integrated garage offers convenience and storage options.

The bedroom accommodation is arranged across the first floor, including a superb principal bedroom featuring tastefully crafted solid oak built-in storage, adding style and excellent functionality. Three further double bedrooms provide flexibility for guests or family, with the fourth bedroom currently arranged as a study and fitted with a bespoke desk and integrated storage, making it ideal for home working. A family bathroom and an en suite to the principal bedroom complete the arrangement.

Outside, the private rear garden has been beautifully landscaped, creating a space for outdoor dining, relaxation, and year-round enjoyment. The space is well established yet easy to maintain.

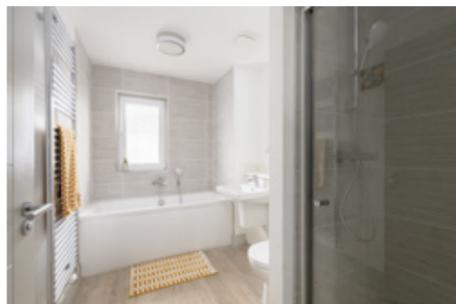
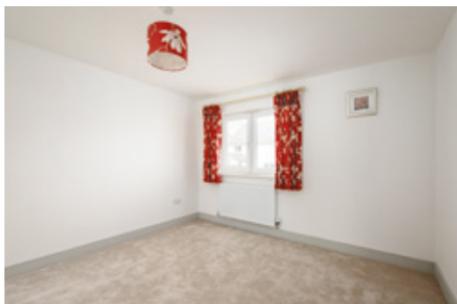
Presented in excellent condition throughout, this is a wonderful home combining quality finishes, versatile spaces, and a superb position within a sought-after East Lothian setting.



## LOCATION

Dovecote View enjoys a peaceful position on the edge of Haddington, offering calm residential living with excellent access into Edinburgh and the wider region. The town provides a relaxed East Lothian lifestyle, with independent shops, cafés, supermarkets, and leisure facilities all within easy reach. Its historic centre, riverside walks and local parks give the area a welcoming, community-focused feel, ideal for both families and professionals.

Travel to Edinburgh is straightforward, with convenient road links via the A1 allowing easy access by car. Public transport is equally accessible, with East Lothian services connecting into Edinburgh's well-established transport network. Once in the city, residents benefit from an extensive bus system operating throughout the day and night, as well as trams running frequently between the city centre and Edinburgh Airport, providing smooth onward travel across the capital.



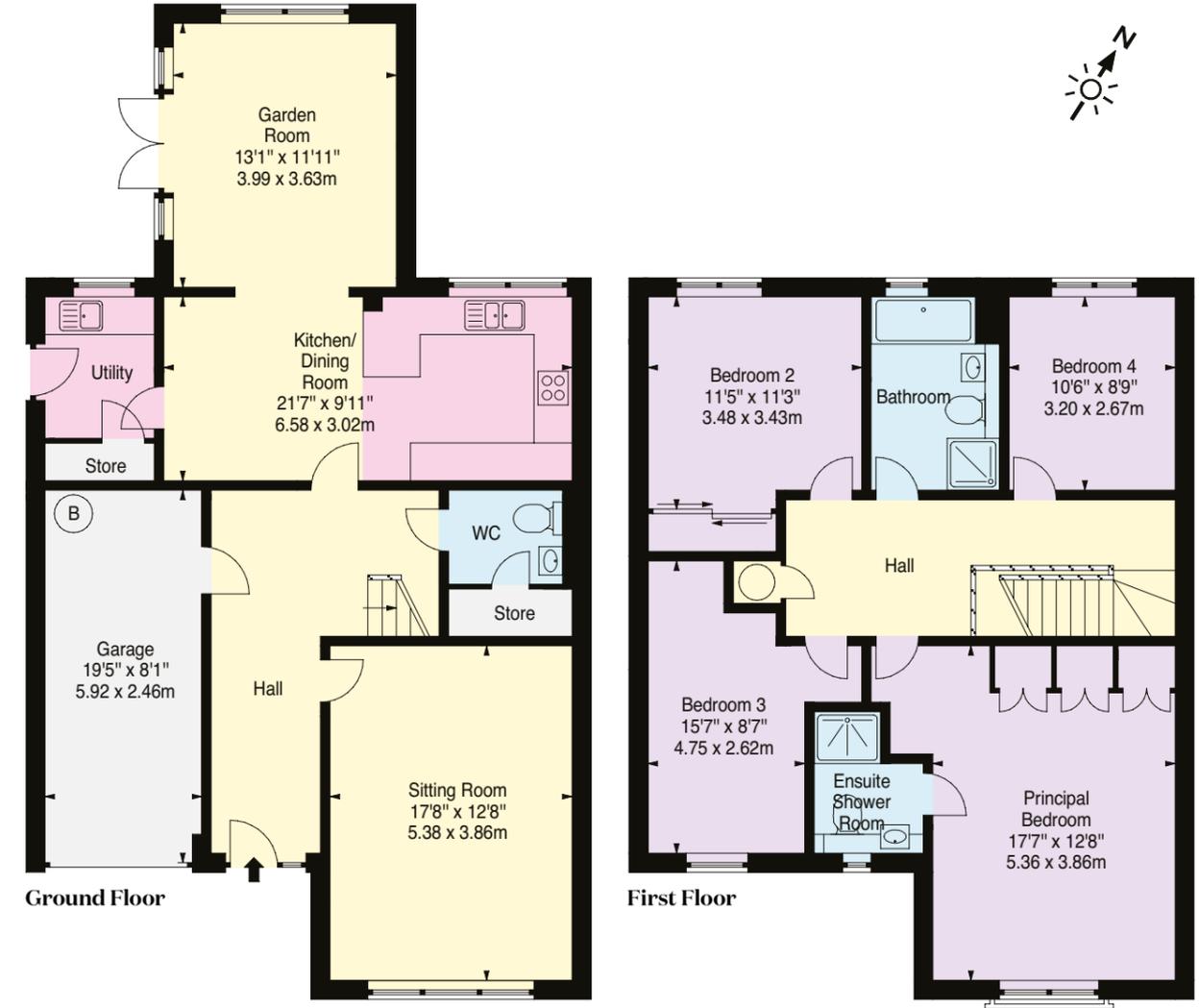
Schooling is another strong advantage, with the area served by East Lothian's respected education provision. Catchment area for Haddington Primary and Knox Academy.

Everyday amenities are close by in Haddington, including supermarkets, cafés, restaurants, medical facilities and fitness centres, ensuring everything needed is easily accessible. With inviting green spaces, countryside walking routes and East Lothian's coastline a short drive away.

Approximate Gross Internal Area = 1989 Sq Ft - 184.78 Sq M  
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



I would be delighted  
to tell you more.

**Rosi Dow**

0131 222 9600

ros.dow@knightfrank.com

**Knight Frank Edinburgh**

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.